
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Mount Pleasant Historic District** (x) Consent calendar
Address: **3351 18th Street NW**

Meeting Date: **June 24, 2021** (x) Addition
Case Number: **21-368** (x) Concept

The applicant, Adam Greene (of Jonathan Kuhn Architect), architect and agent for property owners Joseph T. Eldridge Trustee and Maria Otero Trustee, requests the Board’s review of a concept to construct rear additions to this 1906 rowhouse: a three-story elevator shaft and a one-story structure wrapping the ell. This one-story addition would have rear and roof decks.

No work is proposed for the front of the building, but the basement appears to be a second unit, which suggests that additional meters may be required. Any additional electric meter should be concealed under the (wonderful) porch or inside.

With stairs at each entrance, it is not clear that the proposal is optimized for accessibility, but that is the choice of the owners.

The demolition involved is minimal. The additions retain the sense and the fabric of the original ell. The elevator has a small footprint, is consistent with the three-story height of the building, and is tucked between the house ell and that of the immediate neighbor. Wisely, the vertical addition and horizontal addition are distinguished by different exterior materials, the elevator shaft to be brick similar to that of the rear of the building. The cladding of the frame structure is identified only as “new lap siding,” which distinguishes it from the brick ell. Because vinyl siding is strongly discouraged, the siding should be painted wood or smooth-faced fiber-cement of an exposure not to exceed six inches, consistent with the narrower siding widths typical of the era of the house. This addition should also have corner boards and provision for roof drainage, which presumably means scuppers at rear. These issues, along with doors, windows, deck details, and mechanical can be worked out at the permit stage.

An odd aspect of the additions is that they are elevated using piers, in order to retain whatever light reaches the basement bedroom’s side windows beneath the deck. While the half-height space beneath the deck may pose some maintenance challenges, the deck itself and the side fence will conceal the ungrounded walls.

Recommendation

HPO recommends that the Board approve the concept and delegate further review to staff, with the conditions that: 1) no work be done at the front exterior, including but not limited to utility meters; 2) the siding at rear be painted wood or smooth-faced fiber-cement of an exposure not to exceed six inches.